PRELIMINARY PLAN

THE LANDMARK

PLANNED DEVELOPMENT

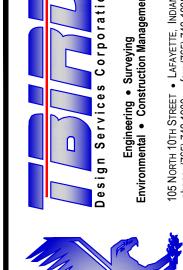
CBW TO PDMX ZONING CASE # Z-2472

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, WEST LAFAYETTE, INDIANA





232 North Carpenter, Chicago IL 60607 **P** 312 226 4488



CONTACT INFORMATION Developer

South Street Capital, LLC 1315 Ferry St Lafayette, IN 47901

Tippecanoe County Area Plan

Tippecanoe County Office Building 20 North 3rd Street Lafayette, IN 47901 765-423-9242

<u>Architect</u>

West Lafayette Engineering Department Dave Buck, City Engineer
West Lafayette City Engineer's Office 609 West Navajo Street West Lafayette, IN 47906 (765) 775-5130

Engineer/Surveyor

232 North Carpenter Chicago, IL 60607 Phone: 312-226-4488 Fax: 312-226-4499		TBIRD Design Services Corporation 105 North 10th Street Lafayette, IN 47901 Phone: 765-742-1900 Fax: 765-742-1905								DESCRIPTION
SHEET	INDEX									
G001	TITLE SHEET									DATE
C101	EXISTING SITE & UTILITY P	LAN					+			
V101	PRELIMINARY PLAT	PRELIMINARY PLAT								MARK
A0.1a	ARCHITECTURAL SITE PLA	ARCHITECTURAL SITE PLAN/ZONING/SITE ANALYSIS		PROJECT NO: 11038				038		
A0.2	DESIGN INTENT AND SPEC	DESIGN INTENT AND SPECIFICATIONS			FILE: 11038-GENERAL STADIUM.DWG					
A0.3	SIGNAGE DETAILS			DRAWN BY: TRB/PEW — CHECKED BY: PEW/TRB						
A1.0	BASEMENT PARKING PLAN	BASEMENT PARKING PLAN			LOCATION:					
A1.1	1ST FLOOR PLAN	1ST FLOOR PLAN			A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP,					
A1.2	2ND FLOOR PLAN	2ND FLOOR PLAN							ΓH,	
A1.3	3RD-5TH TYPICAL FLOOR PLAN			WEST LAFAYETTE, INDIANA				,		
A1.4	6TH FLOOR PLAN			LE:						
A1.5	ROOF PLAN			TITLE SHEET AND INDEX						
A1.6	TYPICAL UNIT PLANS									
A2.0	EXTERIOR ELEVATIONS - W	VEST AND SOUTH								

EXTERIOR ELEVATIONS - EAST AND NORTH

LANDSCAPE DETAILS AND SPECIFICATIONS

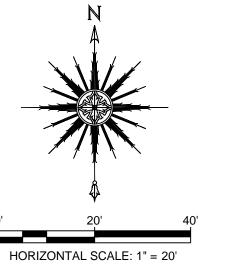
G001





PEW/TRB

EXISTING







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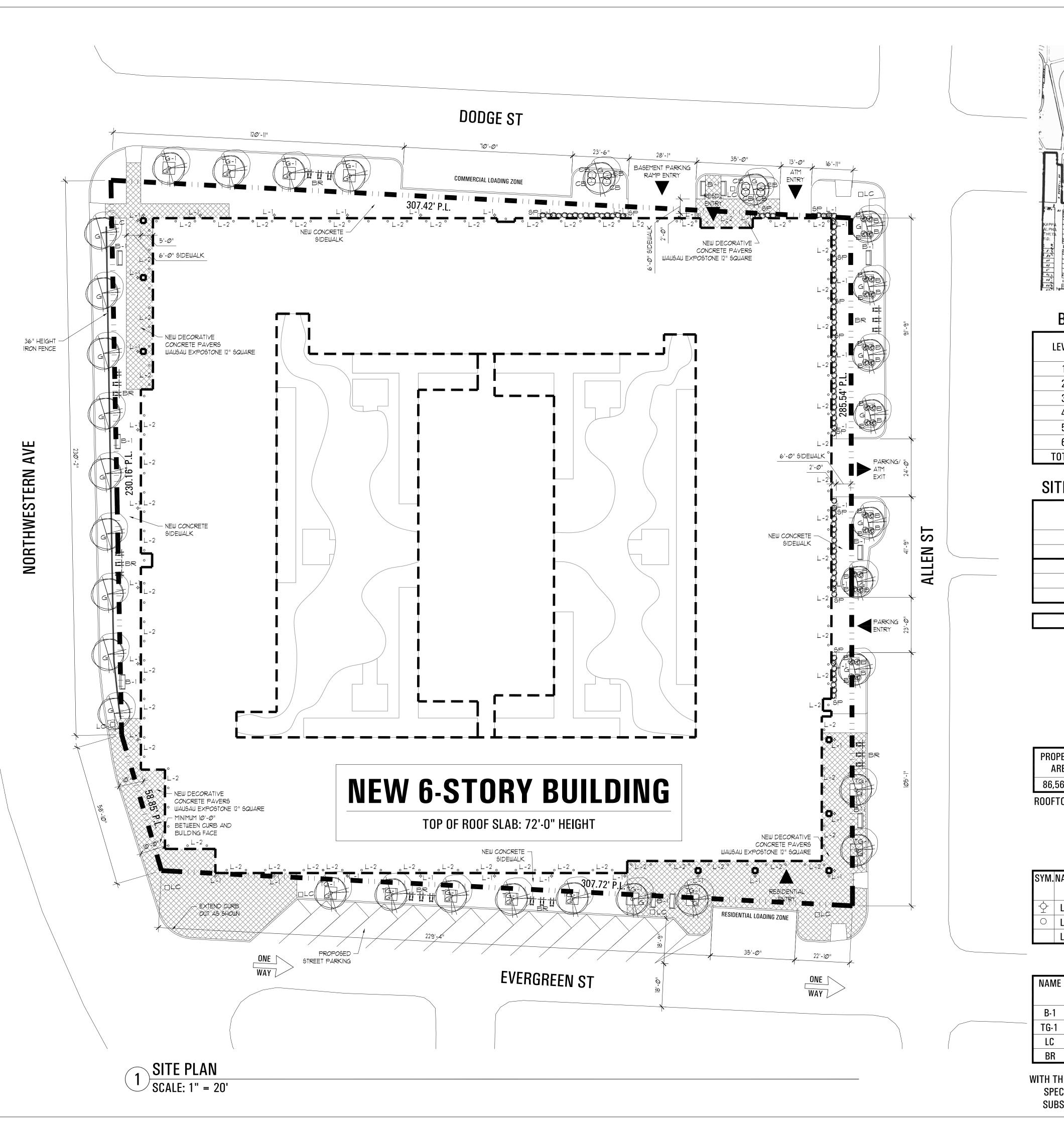
F1111038-PRELIMINARY PLAT STADIUM.DW DRAWN BY: CHECKED BY: PEW/TRE

LOCATION: A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP,

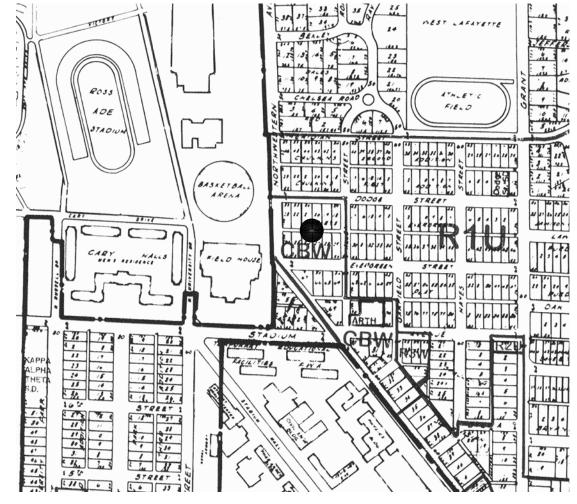
WEST LAFAYETTE, INDIANA

PRELIMINARY **PLAT**

V101



ZONING REFERENCE LOCATION MAP



BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

SITE PLAN ANALYSIS - 6 STORY BUILDING

TOPIC	TOTAL DEVELOPMENT
UNITS	250
BEDS	600
BASEMENT PARKING	221
1ST FLOOR INTERIOR PARKING	74
TOTAL ON-SITE PARKING	295
1ST FLOOR ON-STREET PARKING	14

GREEN SPACE CALCULATION

PROPERTY	GROUND LEVEL	2ND LEVEL	TOTAL	GREEN AREA
AREA	GREEN AREA	GREEN AREA	GREEN AREA	PERCENTAGE
86,565 SF	425 SF	7,631 SF	8,056 SF	9.3%

ROOFTOP COURTYARD HARD SURFACE AREA NOT INCLUDED IN GREEN SPACE CALCULATION.

SITE LIGHTING SCHEDULE

SYM.	NAME	TYPE	MODEL NO.
<u></u>	L-1	WALL	ARCHITECTURAL LIGHTING WORKS LPRV - SIMILAR, 100W
0	L-2	CEILING	COOPER LIGHTING, RECESSED CAN PD8 HW242 8HL, 70W
	L-3	RAILING	IO LUXRAIL, LED HANDRAIL 0.06, 12W LED

STREET FURNISHING SCHEDULE

_			
	NAME	TYPE	MODEL NO.
	B-1	BENCH	TIMBERFORM RENAISSANCE BENCH 2806-6
	TG-1	TREE GRATE	NEENAH ADIRONDACK 8742-A1
	LC	LITTER CTR.	2814-DT-P COLUMBIA CASCADE RENAISSANCE
	BR	BIKE RACK	COLUMBIA CASCADE BOLLARD CYCLOOPS 2172

WITH THE APPROVAL OF THE ADMINISTRATIVE OFFICER, ALL MATERIALS SPECIFIED ARE SUBJECT TO CHANGE BASED UPON AVAILABILITY.
SUBSTITUTIONS SHALL BE OF COMPARABLE OR BETTER QUALITY.

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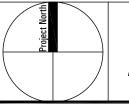
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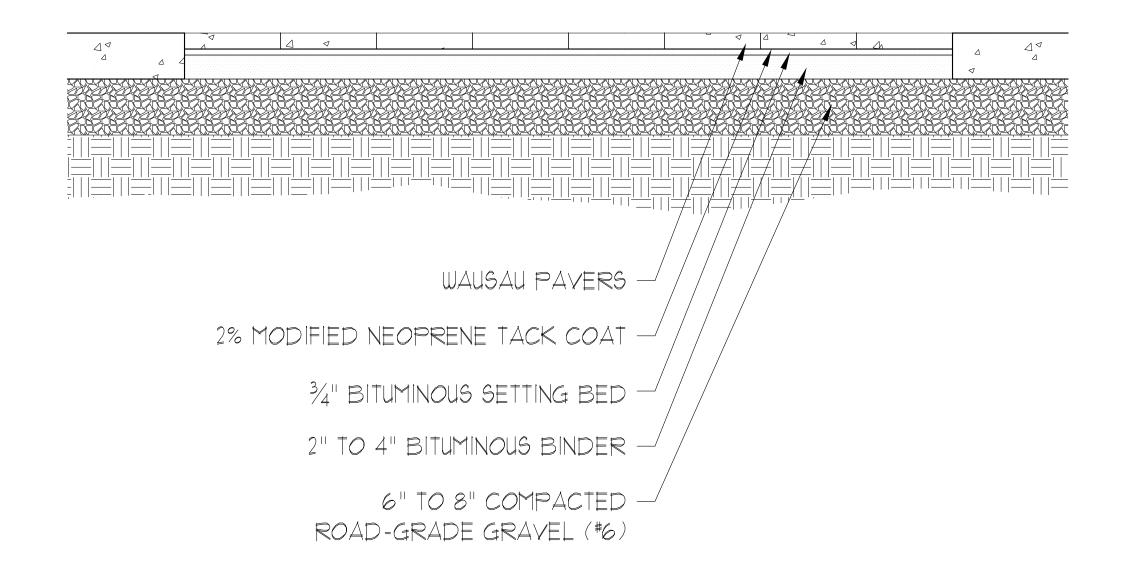
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SITE PLAN



A0.1a







LITTER CONTAINER (SHALL BE FITTED WITH ASH URN AND BE POWDER-COATED BLACK): LC



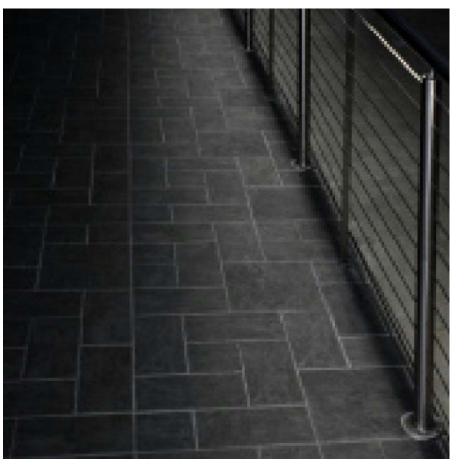
NORTHWESTERN AVE LANDSCAPING FENCE



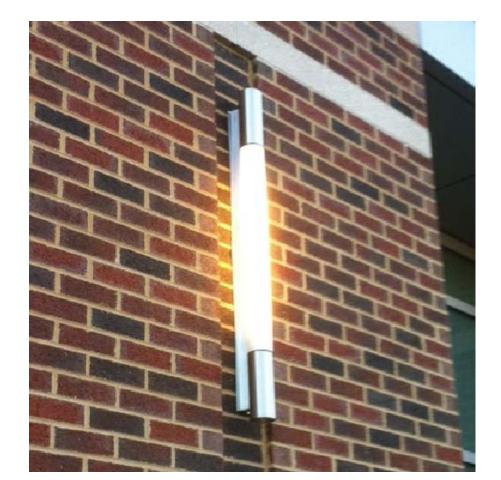
EXTERIOR POLE-MOUNT LIGHT FIXTURE



TREE GRATE: TG-1



RAILING MOUNTED LIGHT FIXTURE L-3



EXTERIOR WALL SCONCE LIGHT FIXTURE L-1



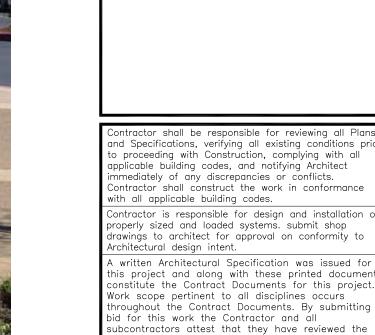
BICYCLE RACK: BR



LANDSCAPE BENCH: B-1



RECESSED CAN LIGHT FIXTURE L-2



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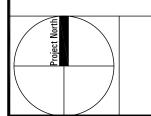


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DESIGN INTENT AND SPECIFICATIONS

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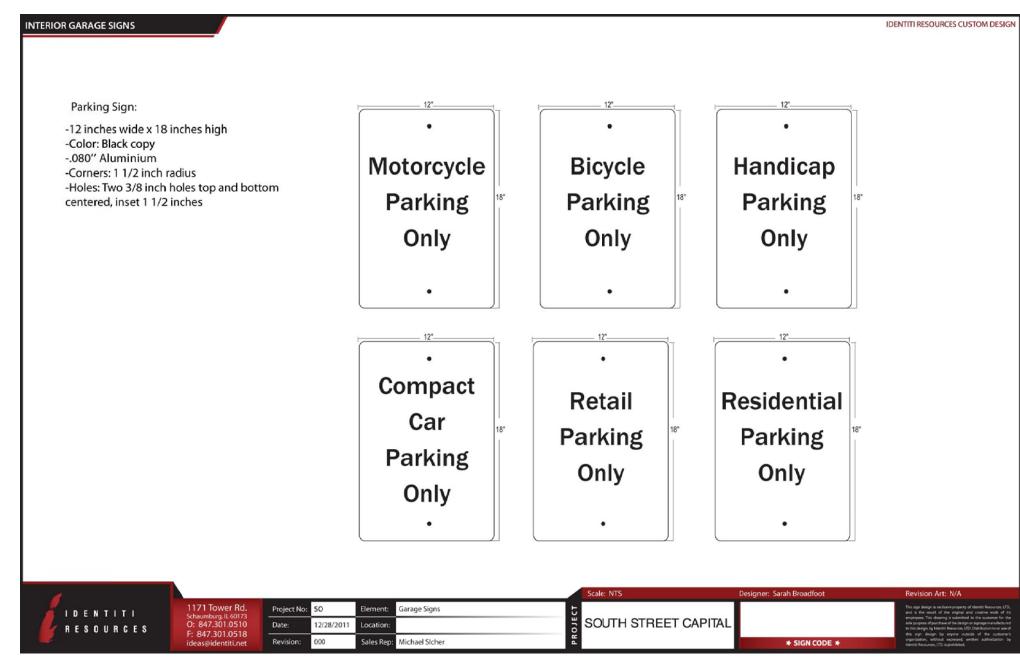


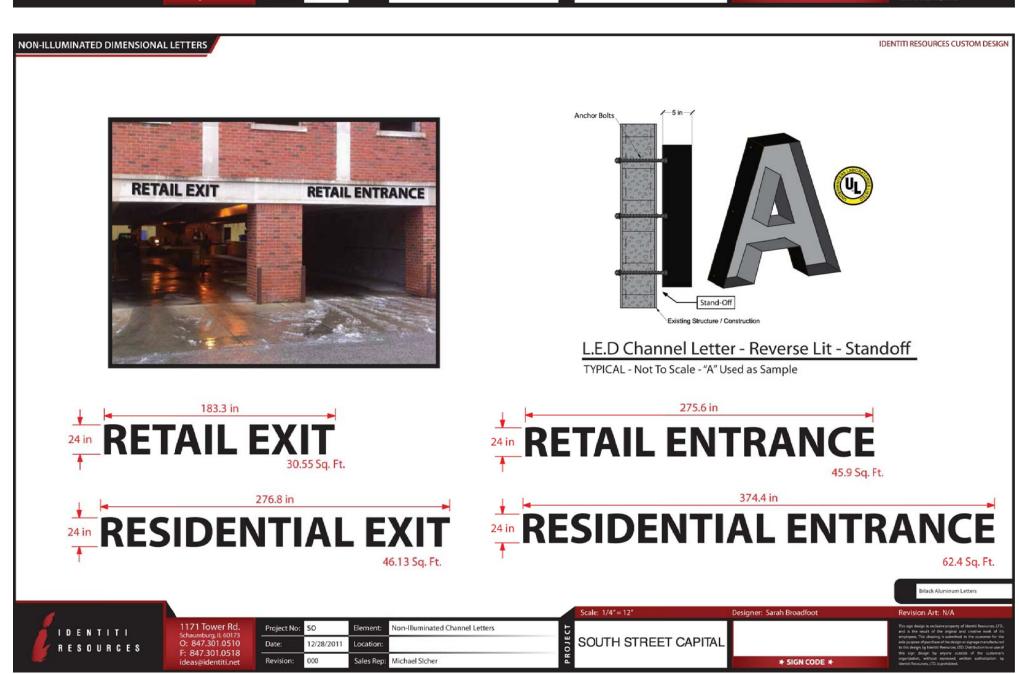
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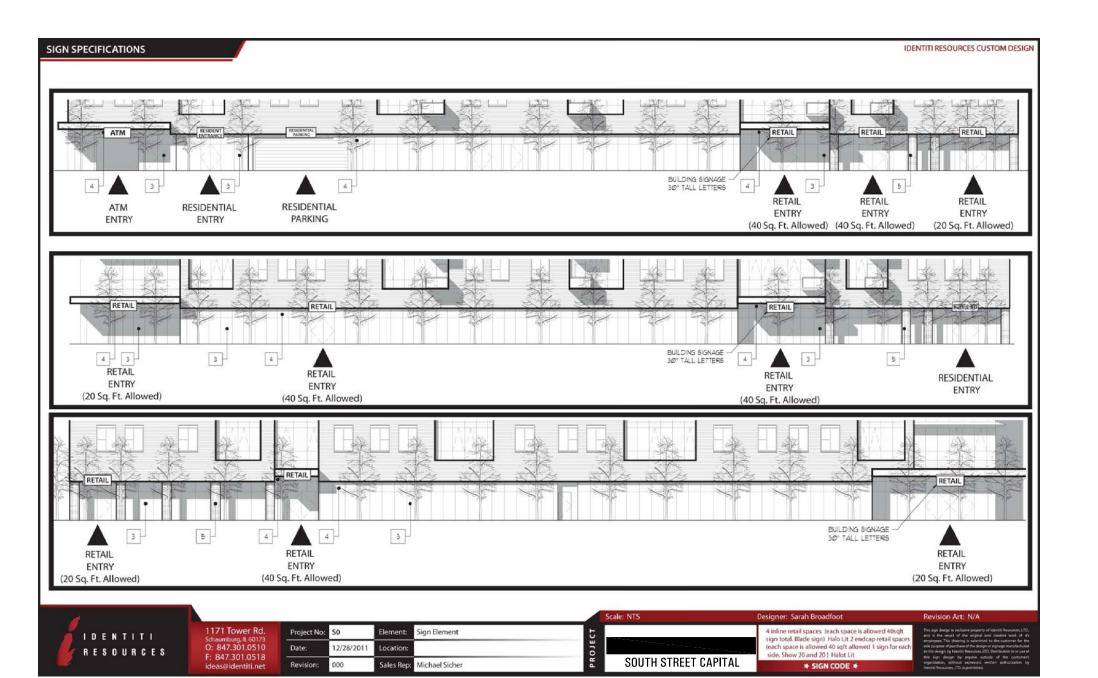
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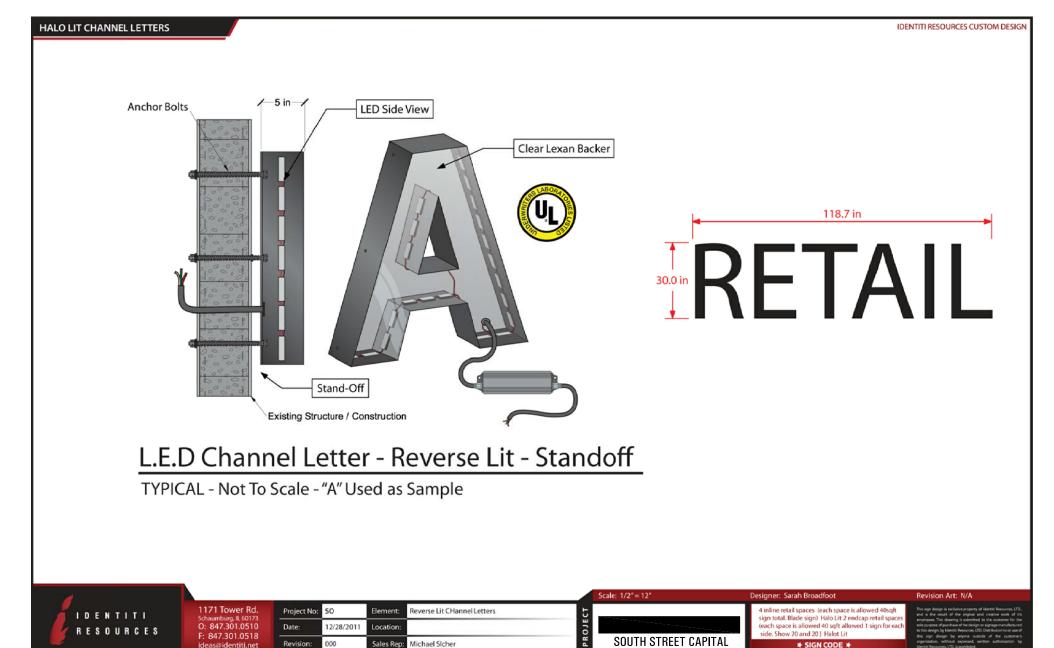
DECORATIVE CONCRETE PAVER

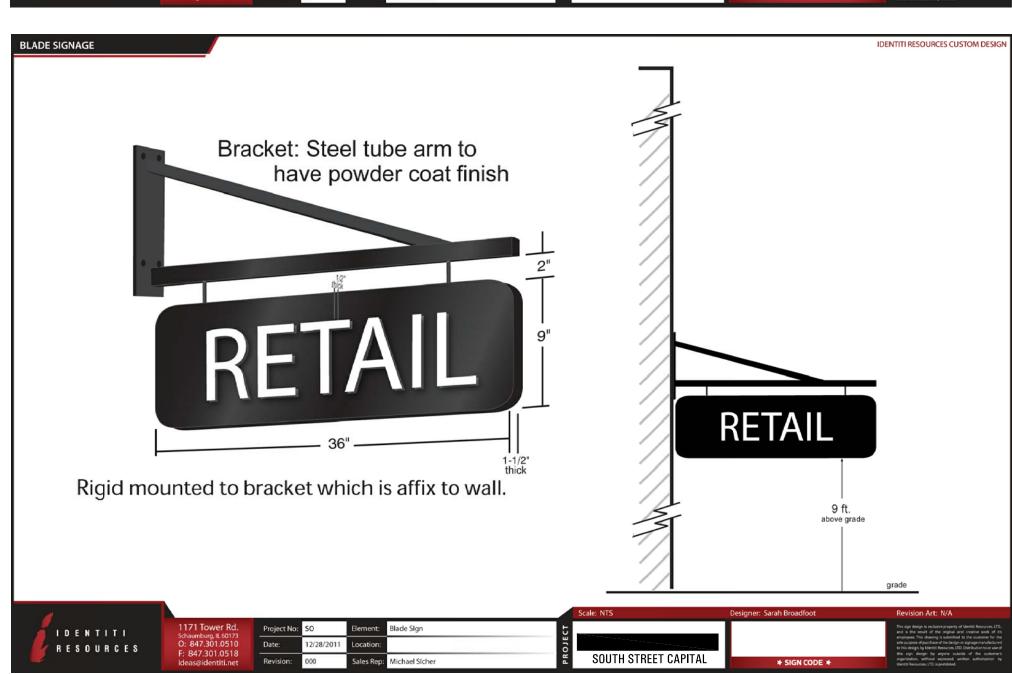












1 RETAIL SIGNAGE DETAIL (RS-1) SCALE: NTS

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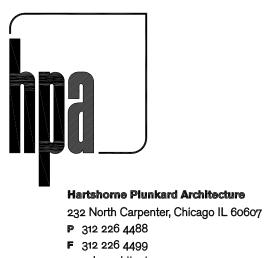
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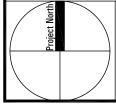
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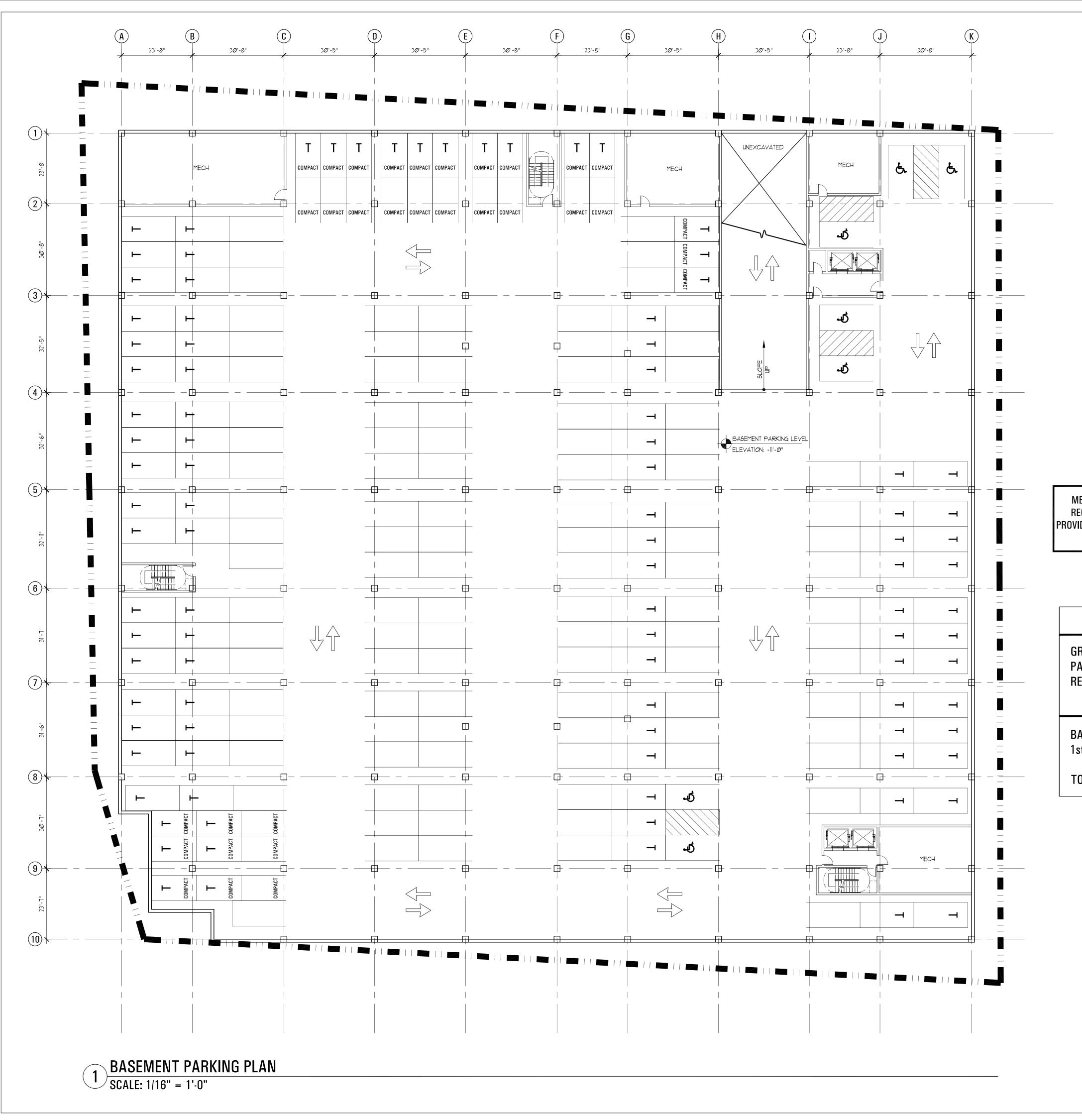
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SINAGE AND WAYFINDING DETAILS

0903



A0.3



PARKING LEVEL NOTES

MECHANICAL EXHAUST AND VENTILATION, AS WELL AS CODE REQUIRED LIGHTING, INCLUDING GARAGE LIGHTING, SHALL BE PROVIDED AS PART OF THE FINAL DETAILED PLANS SUBMISSION AND SUBJECT TO ADMINISTRATIVE OFFICER APPROVAL.

BASEMENT PARKING LEVEL

GROSS AREA: 77,285 SF
PARKING AREA: 72,460 SF
RETAIL RENTABLE AREA: 0 SF

PARKING COUNT

BASEMENT PARKING:
1st FLOOR INTERIOR PARKING:

221 SPACES 74 SPACES

295 SPACES

TOTAL PARKING COUNT:

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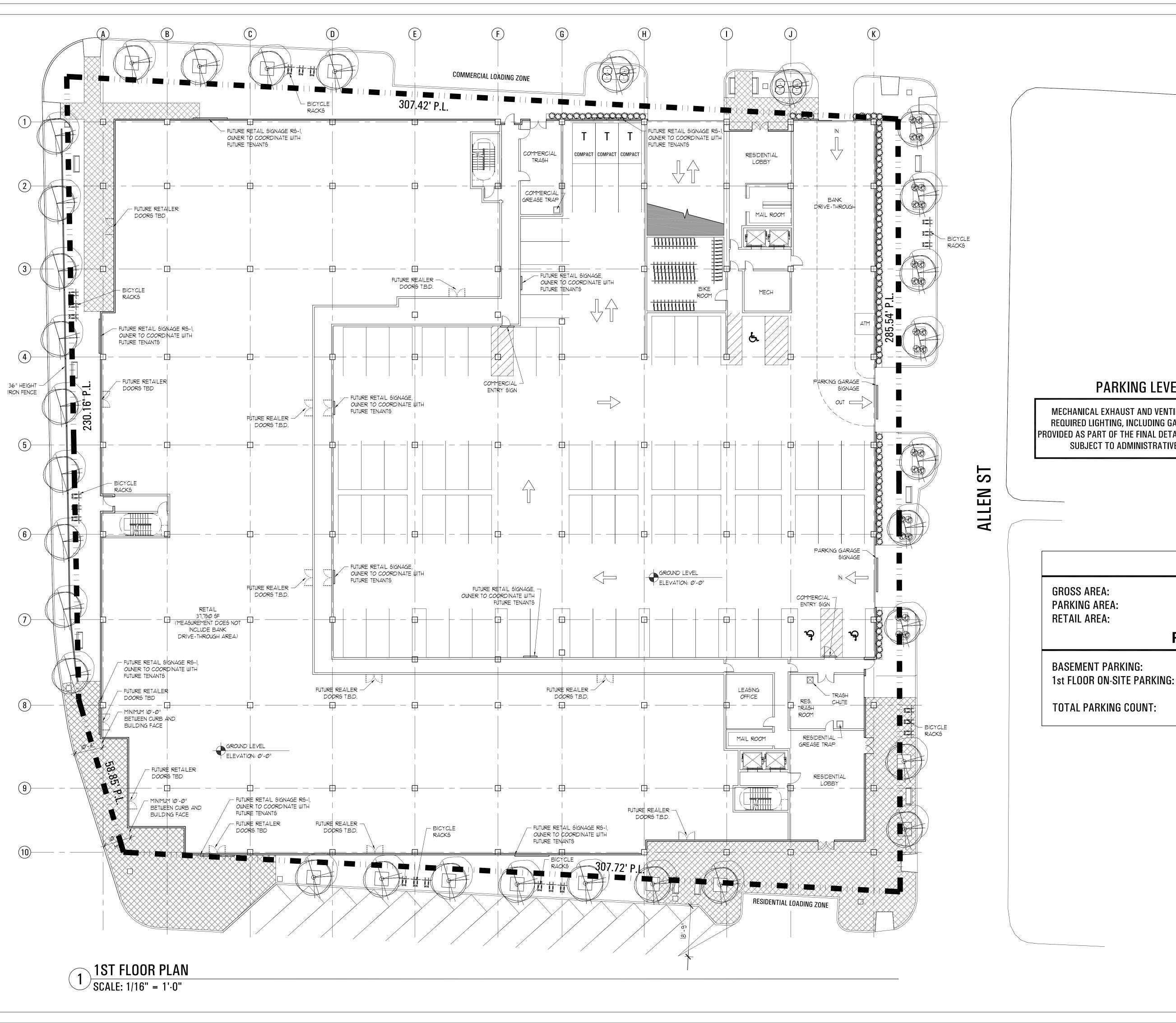
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BASEMENT PARKING PLAN





PARKING LEVEL NOTES

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LEVEL ONE

76,125 SF

30,770 SF

37,535 SF

221 SPACES

295 SPACES

74 SPACES

PARKING COUNT

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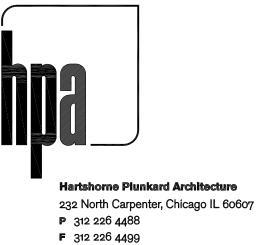
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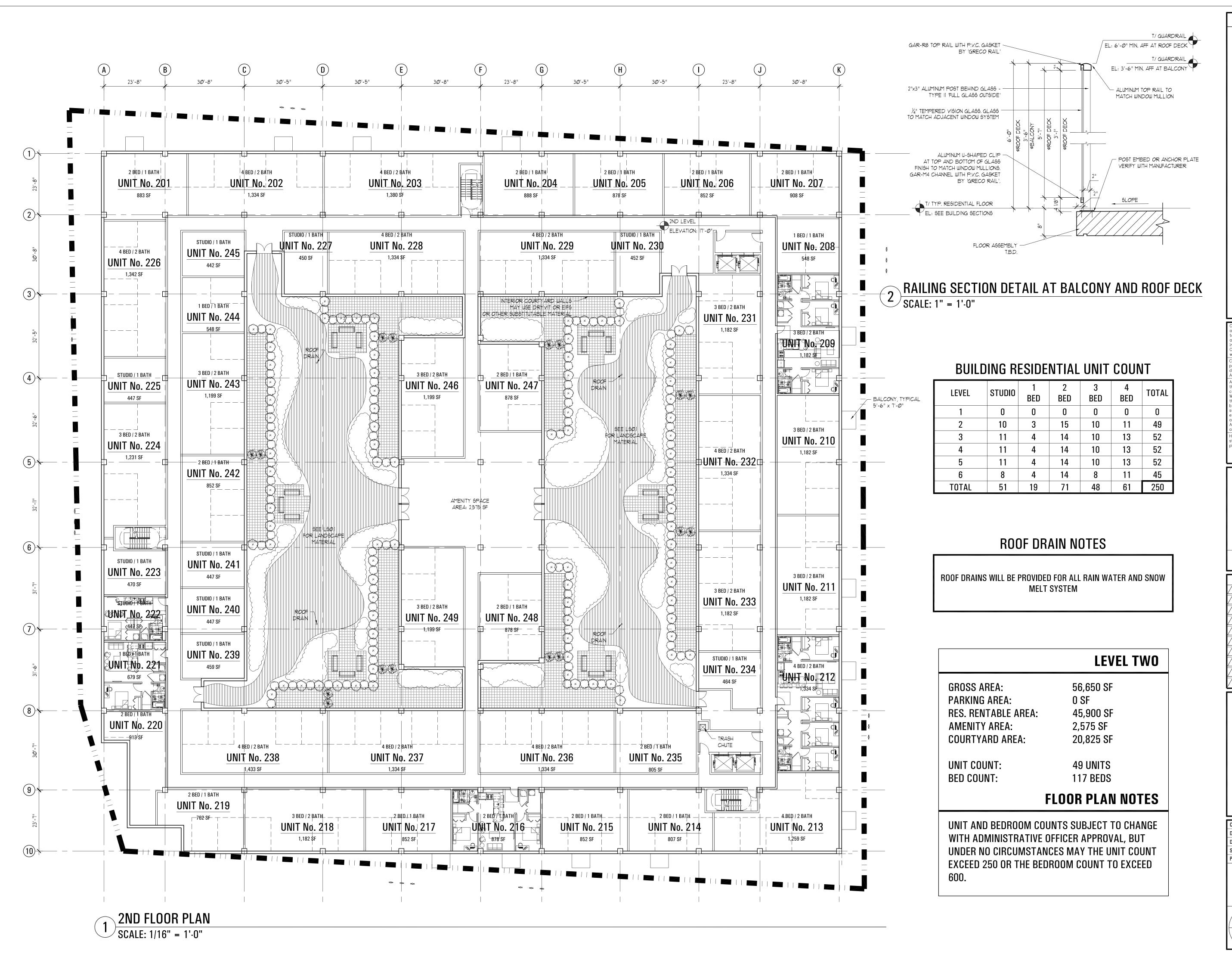
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DN. BY: DATE: SCALE: AS NOTED PROJ.# 0903 **1ST FLOOR PLAN**



Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect mmediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

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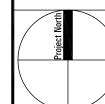
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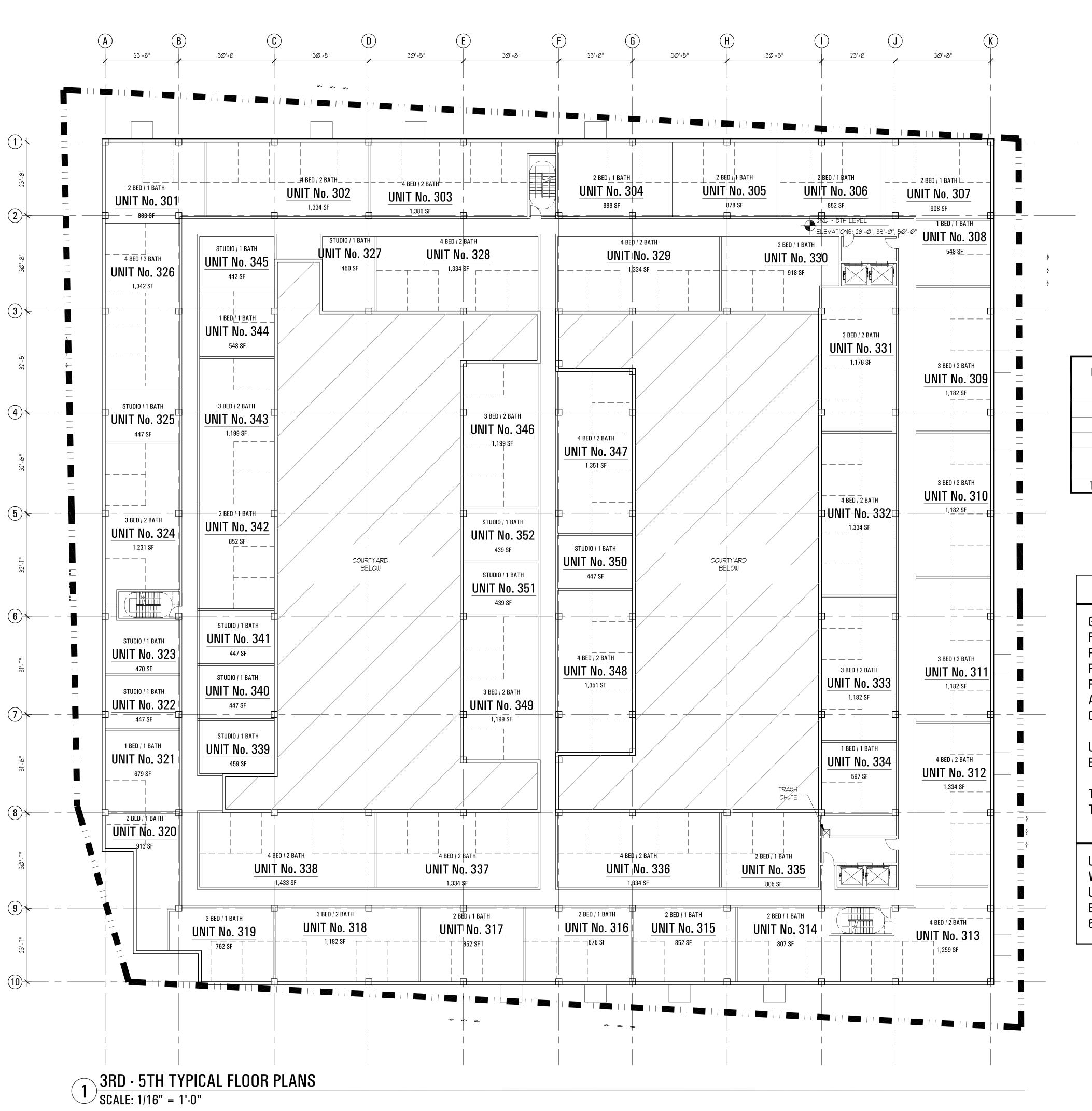
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 SCALE:
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 PROJ. #
 0903

2ND FLOOR PLAN





BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

TYPICAL FLOORS

O SF PER FLOOR

N/A

GROSS AREA: 56,750 SF PER FLOOR PARKING AREA: 0 SF PER FLOOR RES. RENTABLE AREA: 48,775 SF PER

RES. RENTABLE AREA: FLOOR

AMENITY AREA:

COURTYARD AREA:

UNIT COUNT: 52 UNITS PER FLOOR BED COUNT: 125 BEDS PER FLOOR

TOTAL UNIT COUNT (3-5): TOTAL BED COUNT (3-5):

-5): 375 BEDS FLOOR PLAN NOTES

156 UNITS

UNIT AND BEDROOM COUNTS SUBJECT TO CHANGE WITH ADMINISTRATIVE OFFICER APPROVAL, BUT UNDER NO CIRCUMSTANCES MAY THE UNIT COUNT EXCEED 250 OR THE BEDROOM COUNT TO EXCEED 600.

ontractor shall be responsible for reviewing all Plans nd Specifications, verifying all existing conditions prior proceeding with Construction, complying with all pplicable building codes, and notifying Architect namediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

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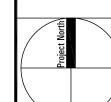
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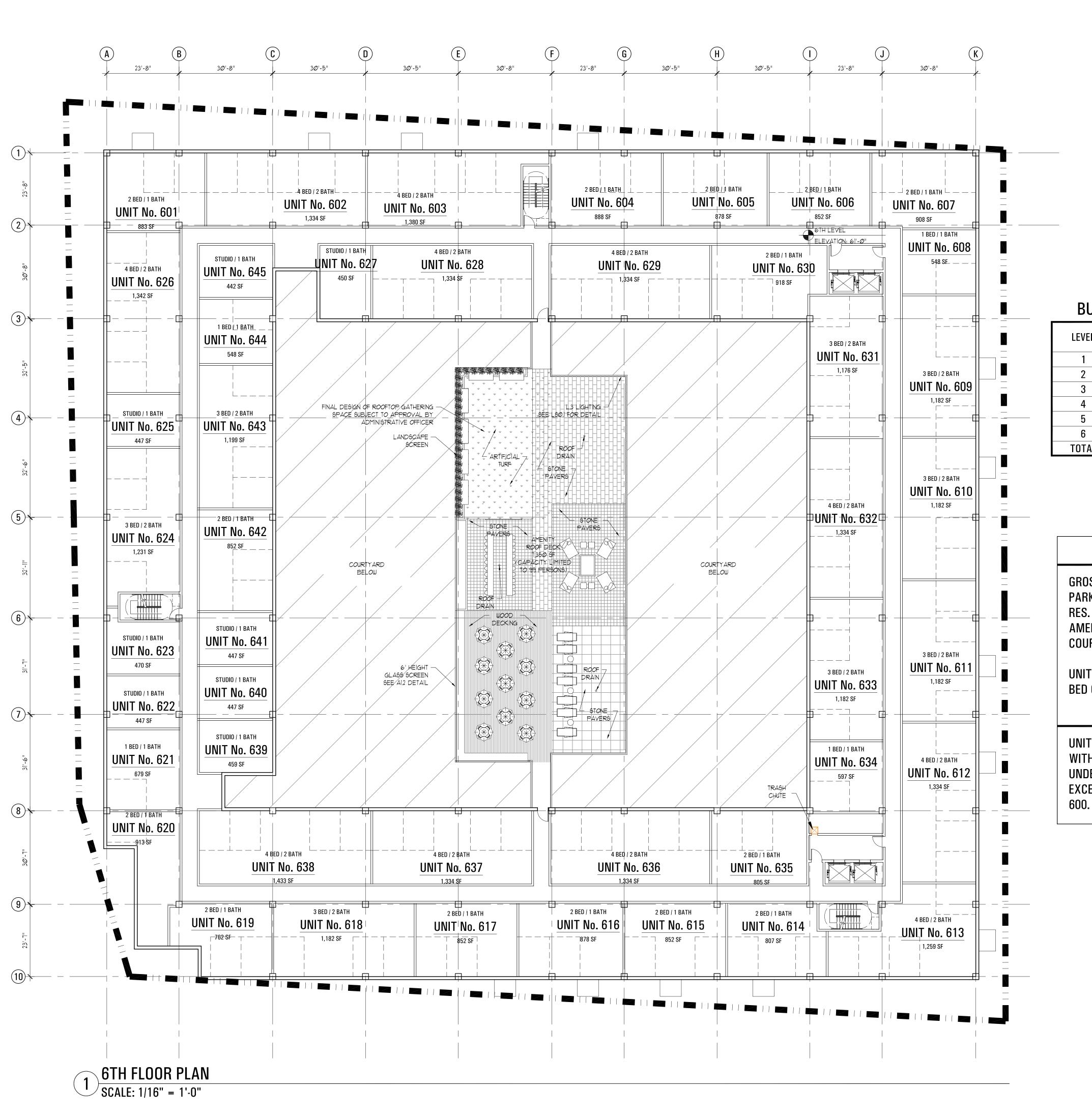


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3RD - 5TH Typical floor plan





BUILDING RESIDENTIAL UNIT COUNT

LEVEL	STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
1	0	0	0	0	0	0
2	10	3	15	10	11	49
3	11	4	14	10	13	52
4	11	4	14	10	13	52
5	11	4	14	10	13	52
6	8	4	14	8	11	45
TOTAL	51	19	71	48	61	250

TOP LEVEL & AMENITY DECK

49,375 SF

42,350 SF

7,350 SF

GROSS AREA:
PARKING AREA:
RES. RENTABLE AREA:
AMENITY AREA:
COURTYARD AREA:

N/A 45 UNITS

0 SF

UNIT COUNT: 45 UNITS BED COUNT: 108 BEDS

FLOOR PLAN NOTES

UNIT AND BEDROOM COUNTS SUBJECT TO CHANGE WITH ADMINISTRATIVE OFFICER APPROVAL, BUT UNDER NO CIRCUMSTANCES MAY THE UNIT COUNT EXCEED 250 OR THE BEDROOM COUNT TO EXCEED

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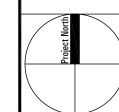
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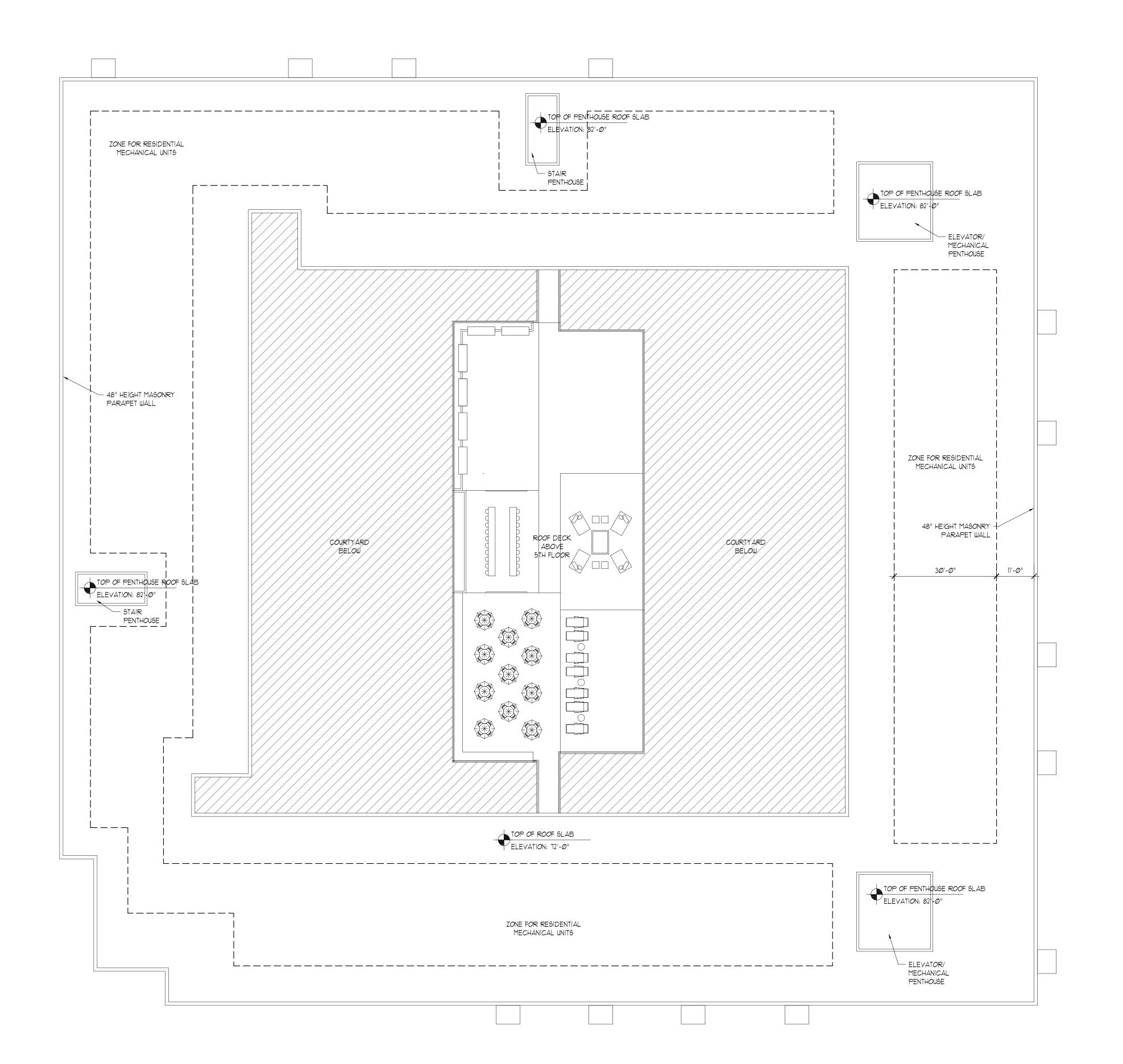
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6TH FLOOR PLAN





Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

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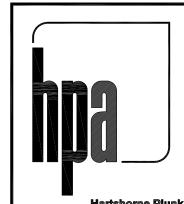
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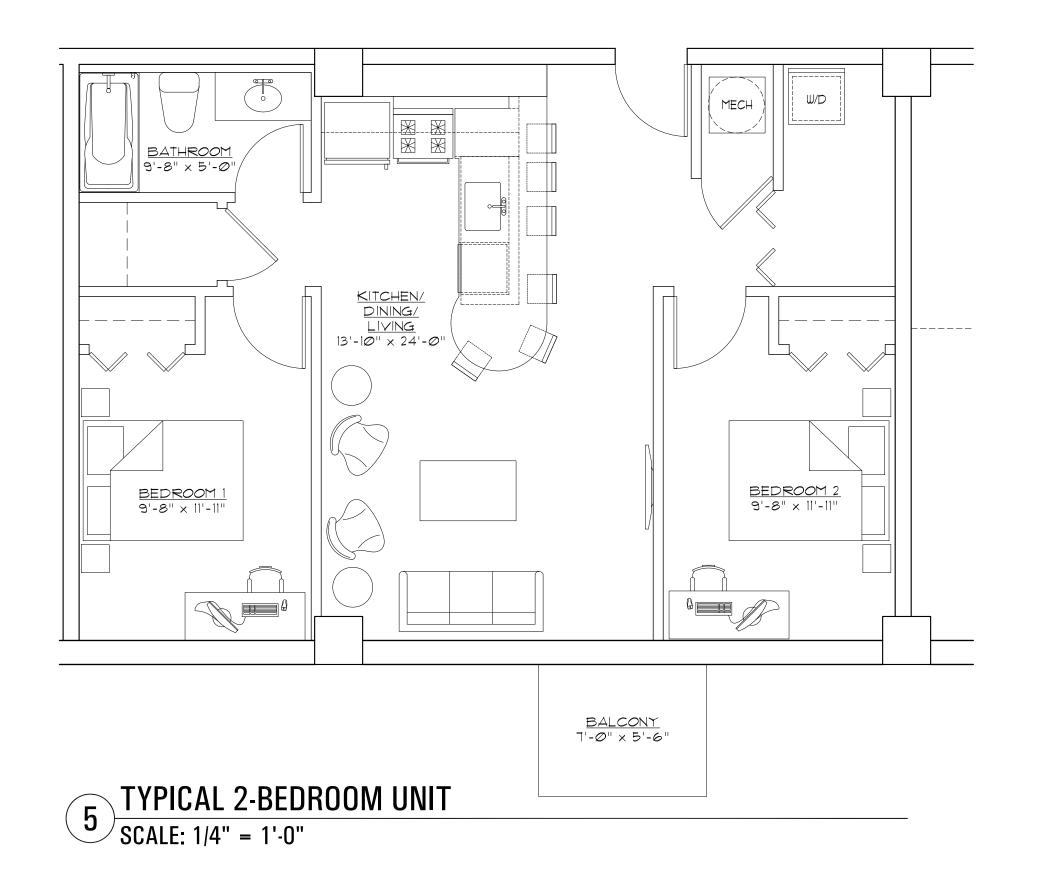
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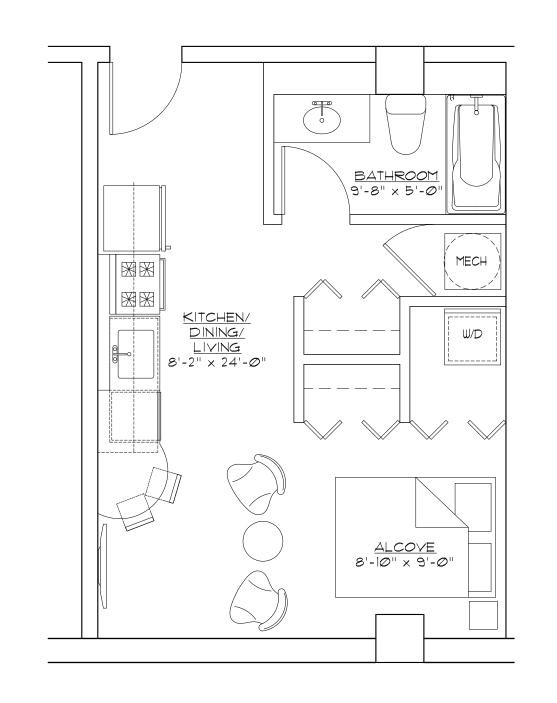
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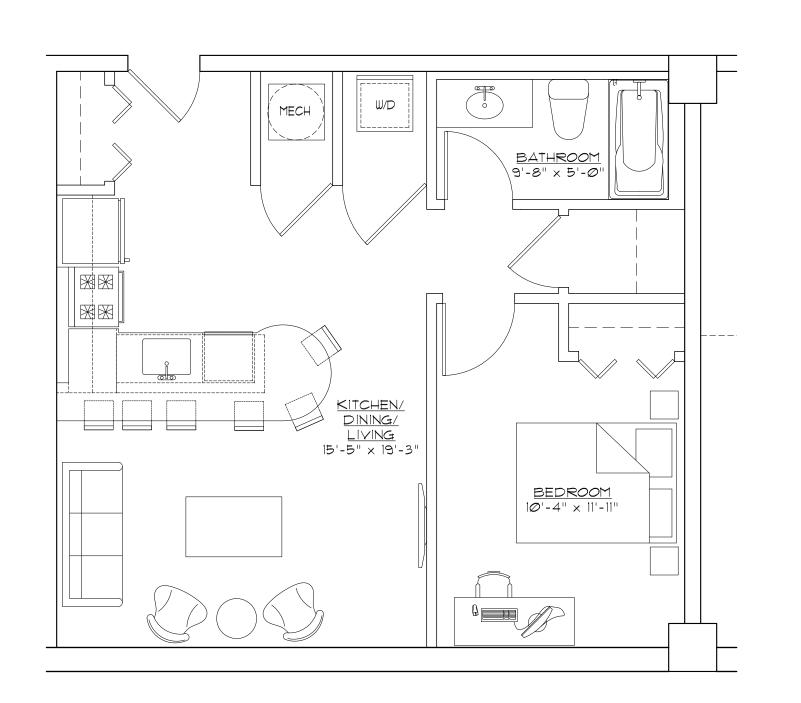
ROOF PLAN



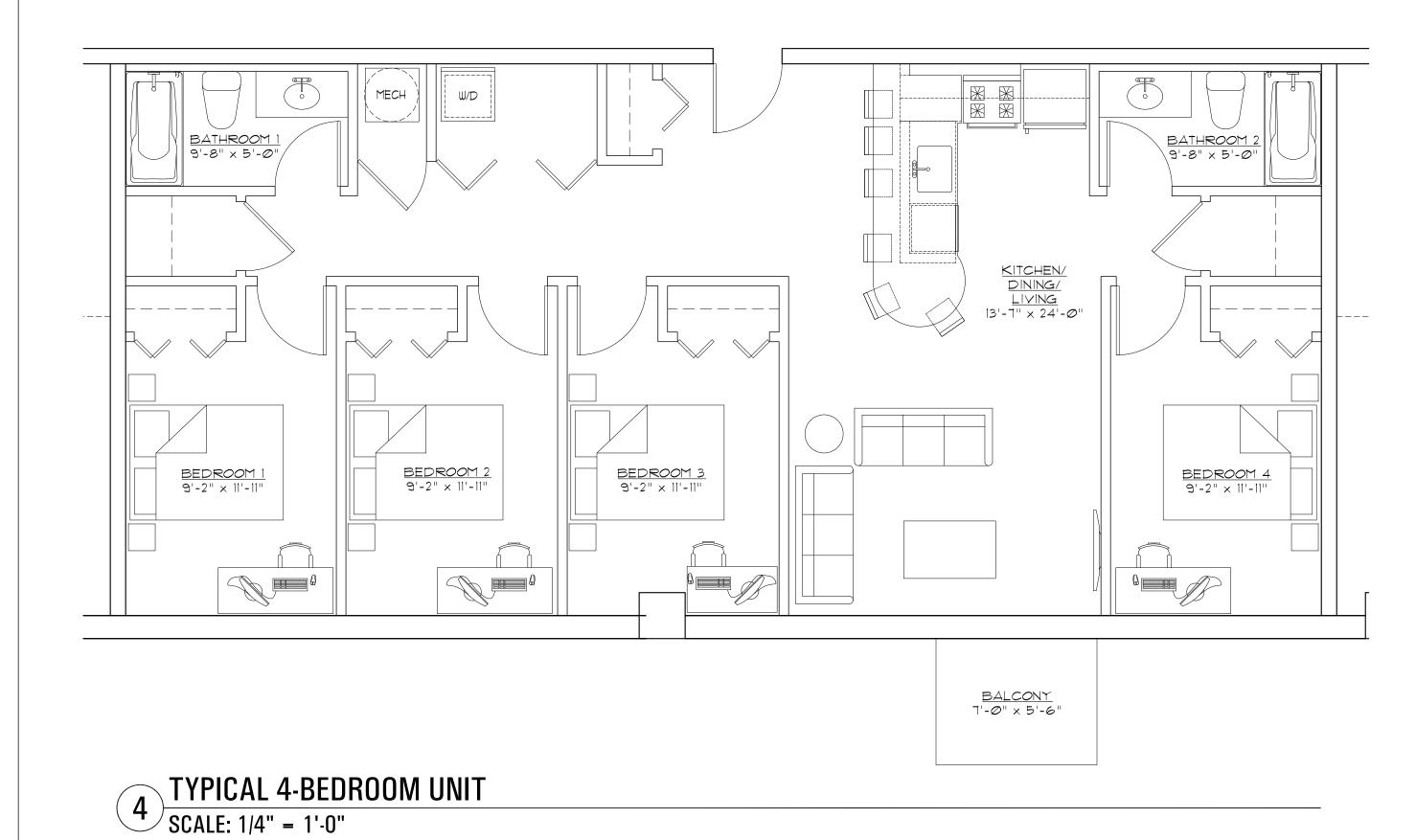


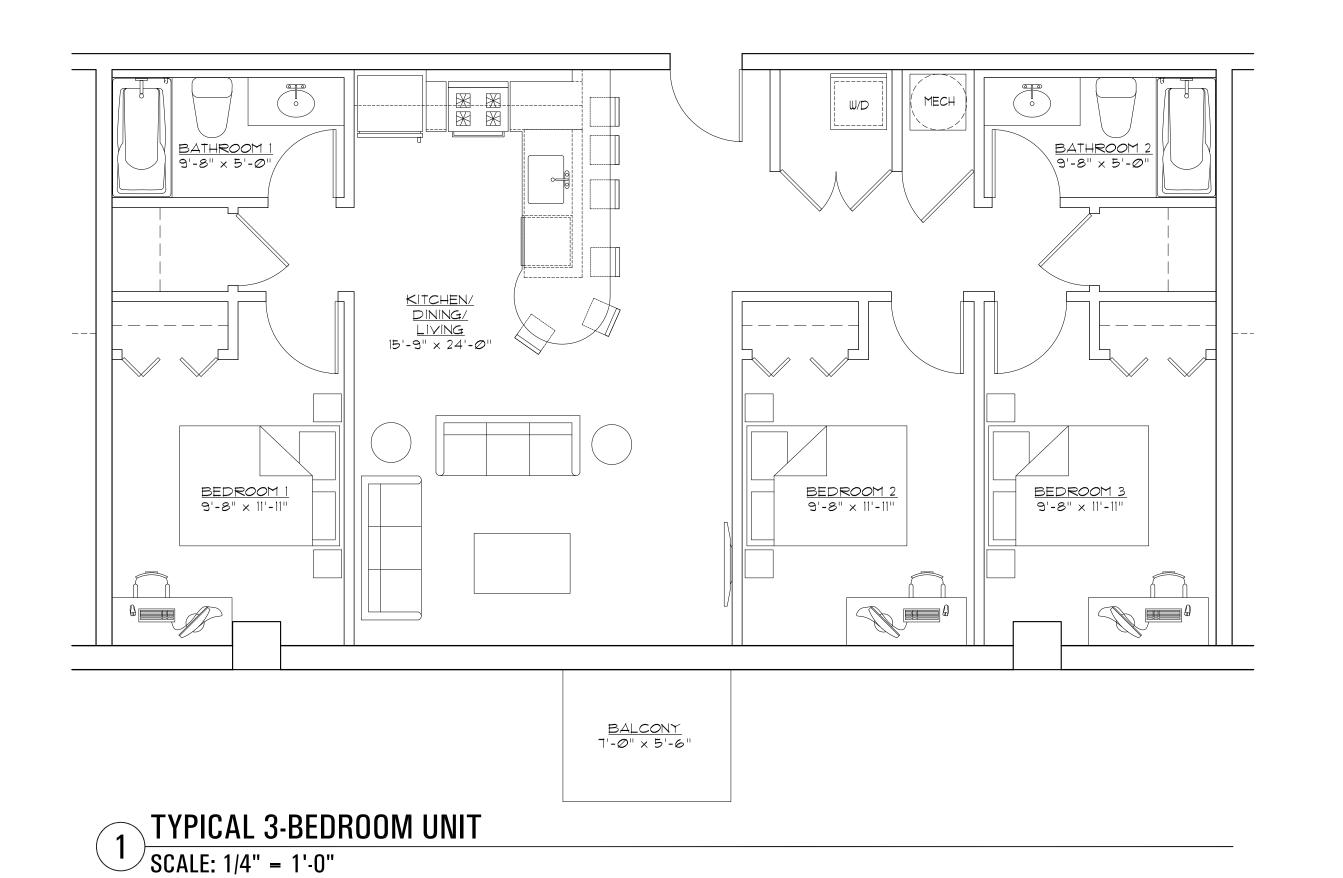


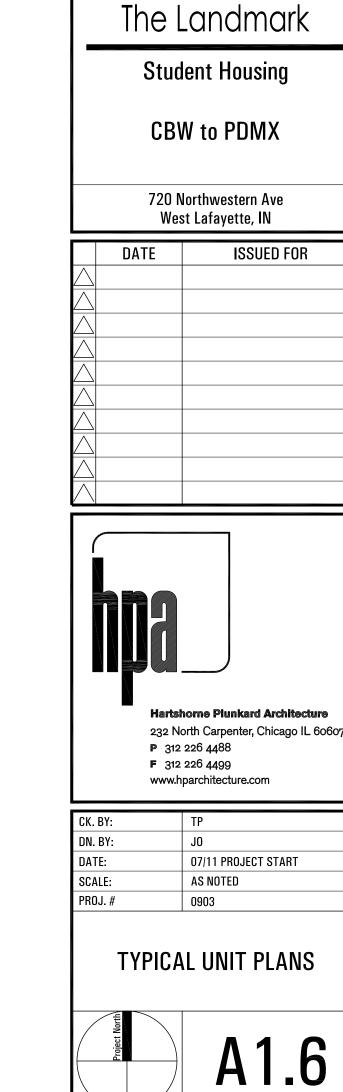




2 TYPICAL 1-BEDROOM UNIT SCALE: 1/4" = 1'-0"







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to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts.

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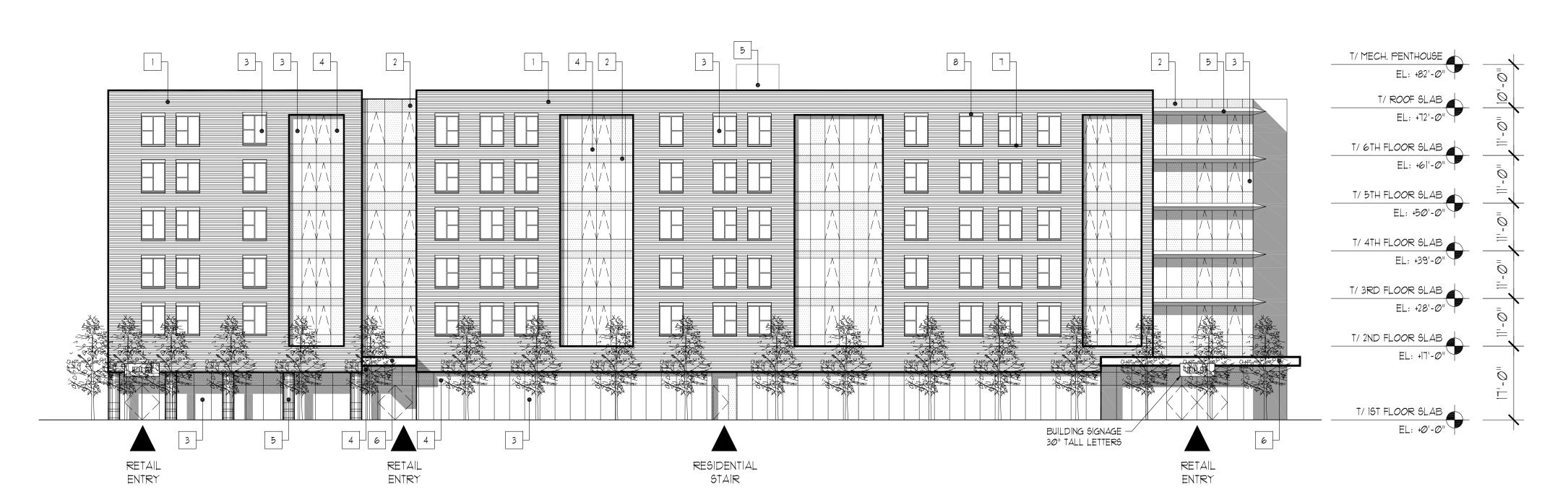
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ith all applicable building codes.



EXTERIOR ELEVATIONS - SOUTH SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATIONS - WEST SCALE: 1/16" = 1'-0"

EIFS, OR SIMILAR MATERIAL, MAY BE USED ON THE INTERIOR COURTYARD WALL AREAS.

MATERIAL LEGEND:

ØI BRICK - COLOR I

02 METAL PANEL - TYPE I

03 ALUM. WINDOW W/ VISION GLASS - COLOR 1 04 ALUM. WINDOW W/ FRITTED GLASS - COLOR

Ø5 METAL PANEL - TYPE 2

06 METAL CLADDING ON CANOPY - TYPE I

Ø7 STONE WINDOW SILL

Ø8 STONE WINDOW HEAD

nd Specifications, verifying all existing conditions pr to proceeding with Construction, complying with all applicable building codes, and notifying Architect mmediately of any discrepancies or conflicts. ontractor shall construct the work in conformance ith all applicable building codes.

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The Landmark

Student Housing

CBW to PDMX

720 Northwestern Ave West Lafayette, IN

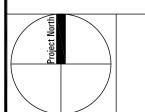
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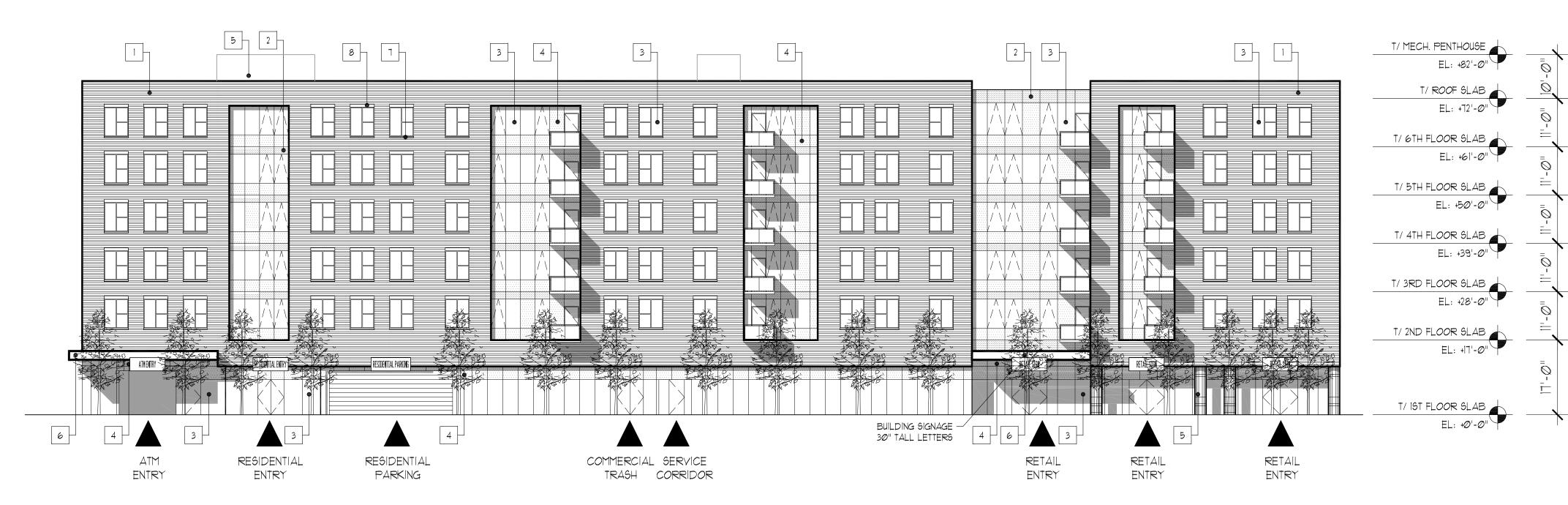
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EXTERIOR ELEVATIONS WEST & SOUTH



A2.0



EXTERIOR ELEVATIONS - NORTH SCALE: 1/16" = 1'-0"

2 3 8 7 4 2 T/ ROOF SLAB EL: +72'-Ø" T/ 6TH FLOOR SLAB EL: +61'-0" T/ 5TH FLOOR SLAB EL: +50'-0" T/ 4TH FLOOR SLAB EL: +39'-0" T/ 3RD FLOOR SLAB EL: +28'-Ø" T/ 2ND FLOOR SLAB EL: +17'-0" T/ IST FLOOR SLAB EL: +0'-0" BUILDING SIGNAGE —/ 30" TALL LETTERS TRASH SERVICE RETAIL PARKING ENTRANCE RETAIL PARKING & ATM EXIT RESIDENTIAL ROOM CORRIDOR

EXTERIOR ELEVATIONS - EAST

ENTRY

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

ØI BRICK - COLOR I

02 METAL PANEL - TYPE I

03 ALUM. WINDOW W/ VISION GLASS - COLOR 1 04 ALUM. WINDOW W/ FRITTED GLASS - COLOR

Ø5 METAL PANEL - TYPE 2

06 METAL CLADDING ON CANOPY - TYPE I

Ø7 STONE WINDOW SILL Ø8 STONE WINDOW HEAD

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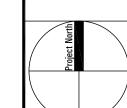
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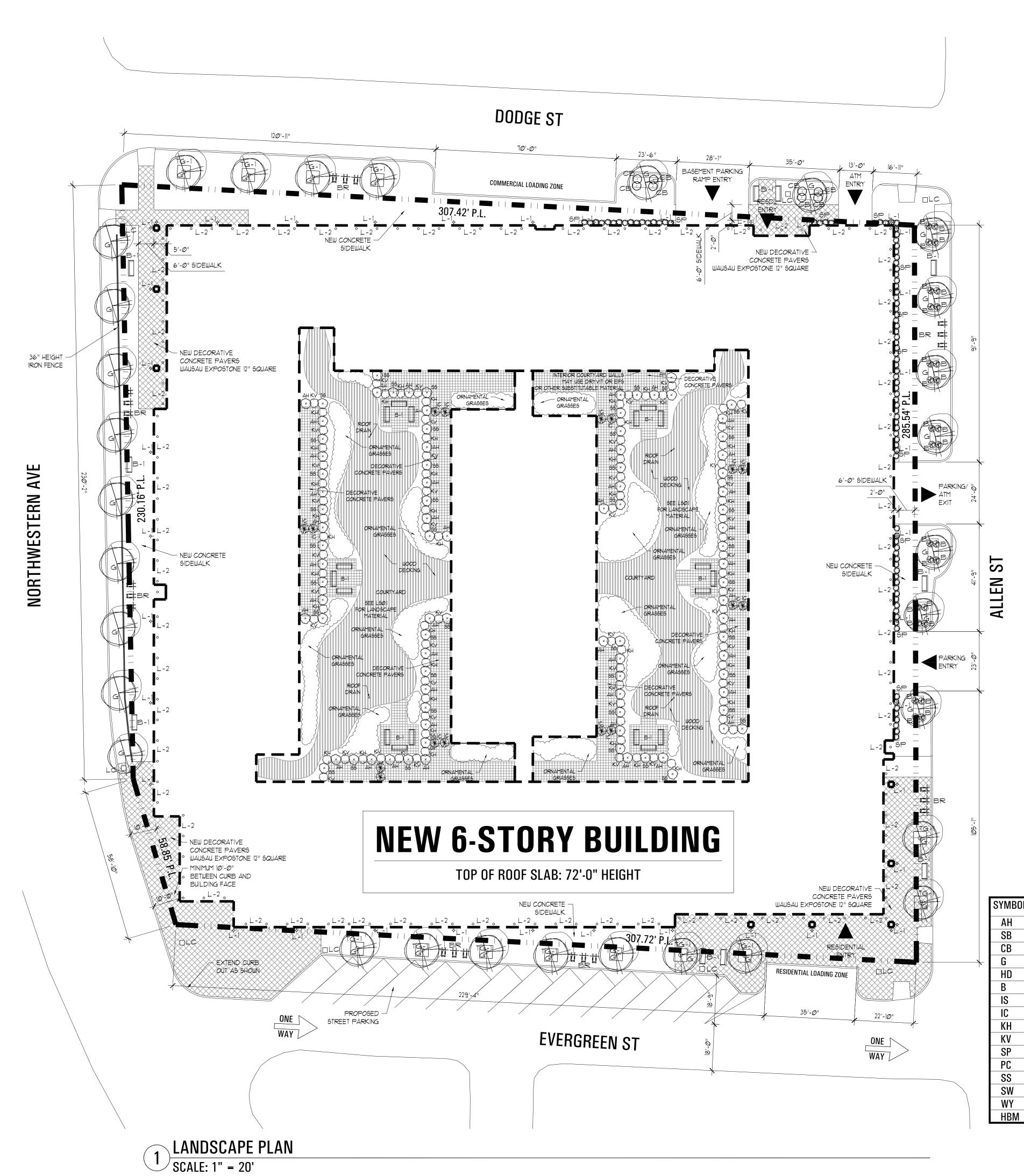
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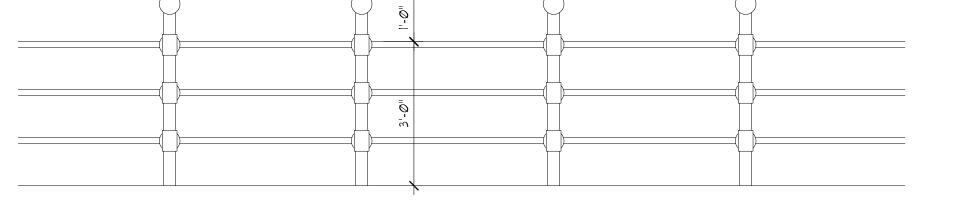
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SCALE:	AS NOTED
PROJ. #	0903

EXTERIOR ELEVATIONS EAST & NORTH



A2.1





STREET-SIDE LANDSCAPE FENCE

2 SCALE: 1/2" = 1'-0"

SITE PLAN ANALYSIS - 6 STORY BUILDING

TOPIC	TOTAL DEVELOPMENT
UNITS	250
BEDS	600
BASEMENT PARKING	221
1ST FLOOR INTERIOR PARKING	74
TOTAL ON-SITE PARKING	295

1ST FLOOR ON-STREET PARKING

GREEN SPACE CALCULATION

PROPERTY	GROUND LEVEL	2ND LEVEL	TOTAL	GREEN AREA
AREA	GREEN AREA	Green Area	GREEN AREA	PERCENTAGE
86,565 SF	425 SF	7,631 SF	8,056 SF	9.3%

ROOFTOP COURTYARD HARD SURFACE AREA NOT INCLUDED IN GREEN SPACE CALCULATION.

SITE LIGHTING SCHEDULE

SYM.	NAME	TYPE	MODEL NO.	
\Box	L-1	WALL	ARCHITECTURAL LIGHTING WORKS LPRV - SIMILAR	
0	L-2	CEILING	COOPER LIGHTING, RECESSED CAN PD8 HW242 8HL	
	L-3	RAILING	IO LUXRAIL, LED HANDRAIL 0.06	

STREET FURNISHING SCHEDULE

NAME	TYPE	MODEL NO.
B-1	BENCH	TIMBERFORM RENAISSANCE BENCH 2806-6
TG-1		NEENAH ADIRONDACK 8742-A1
LC	LITTER CTR.	2814-DT-P COLUMBIA CASCADE RENAISSANCE
BR	BIKE RACK	COLUMBIA CASCADE BOLLARD CYCLOOPS 2172

LANDSCAPE LEGEND

SYMBOL	GENUS/SPECIES	COMMON NAME	SIZE/COMMENTS	QUANTITY
АН	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANABELLE HYDRANGEA	3 GAL	48
SB	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3 GAL	
СВ	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	3 GAL	24
G	GINKO BILOBA 'AUTUMN GOLD '	AUTUMN GOLD GINKO	2 1/2" B&B	33
HD	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS YELLOW DAYLILLY	1 GAL	
В	BUXUS	GREEN MOUNTAIN BOXWOOD	3 GAL	24
IS	PICEA PUNGEONS 'ISELI FASTIGRATE'	ISELI FASTIGATE BLUE SPRUCE	4' B&B	
IC	ILEX CRENATA	BEEHIVE HOLLY CONIFER		12
KH	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	1 GAL	48
KV	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	3 GAL	48
SP	SPIRAEA BETULIFOLIA 'TOR'	SPIREA	1 GAL	84
PC	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GAL	
SS	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	3 GAL	48
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" B&B	
WY	TAXUS X MEDRA 'WARDII'	WARD'S SPREADING YEW	18"-24"	
HBM		HARDWOOD BARK MULCH		

ontractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior or proceeding with Construction, complying with all pplicable building codes, and notifying Architect and interest of any discrepancies or conflicts. Ontractor shall construct the work in conformance ith all applicable building codes.

Contractor is responsible for design and installation of reperly sized and loaded systems. Submit shop rawings to architect for approval on conformity to rechitectural design intent.

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The Landmark

Student Housing

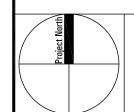
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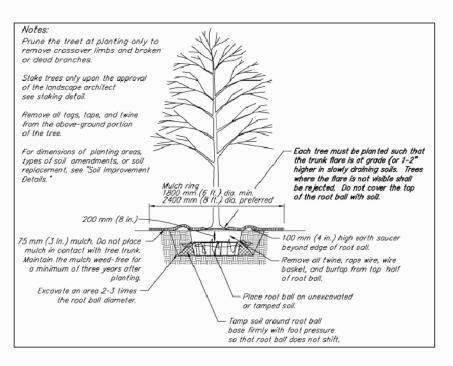
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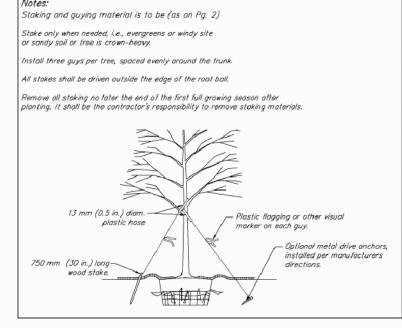
LANDSCAPE PLAN



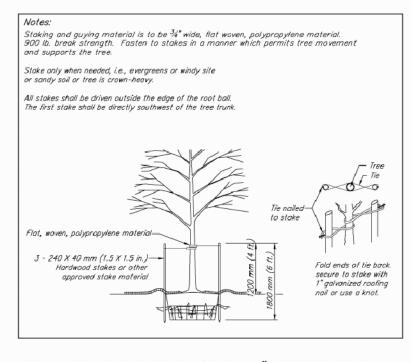
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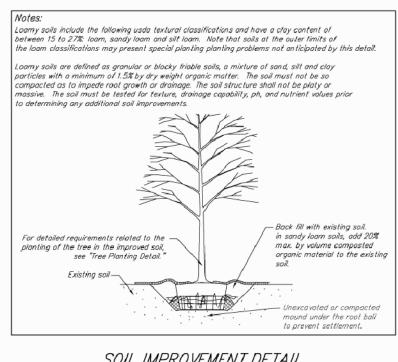
TREE PLANTING DETAIL FOR B&B IN ALL SOIL TYPES



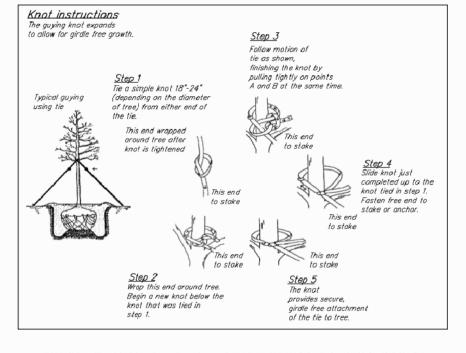
TREE STAKING DETAIL, TREES 3" CALIPER OR LARGER



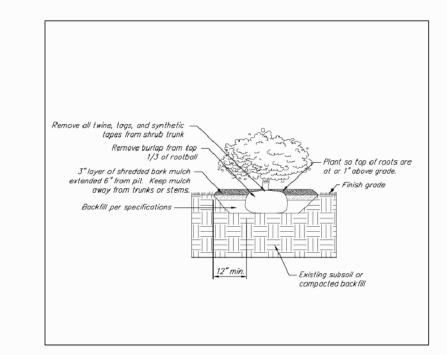
TREE STAKING DETAIL, TREES 3" CALIPER OR LESS



SOIL IMPROVEMENT DETAIL



TREE STAKING DETAIL - KNOT TYING INSTRUCTIONS



SHRUB DETAIL
Not To Scale



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VEST LAFAYETTE	Date: Jan. 2010	Sheet 17 of
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Landscaping	Fire Department Police Department	(765) 775- (765) 775-
tandard Details	Project Name	Sheet Number

Part 1 - General

1.01 Description:

This work shall consist of furnishing, transporting, and installing all plants or other materials required for: The establishment of the landscape plantings, including having and spreading of topsoil, and finished grading as indicated on the prepared drawings and specified herein. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified

herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the Greenspace Administrator. .02 Applicable Standards:

<u>American National Standards for Tree Care Operations</u>, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, NY 10036. American Standard for Nursery Stock, ANSI Z60.1, American Nursery And Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.

Hortus Third, The staff of the L.H. Bailey Hortorium. 1976. Macmillan Publishing Co., New York. Tree Manual and Guide to the West Lafavette Landscape Ordinance, revised 03/04. All standards shall include the latest additions and amendments as of the date of advertisement

1.03 Plan Requirements: On the landscape plan, provide a schedule showing quantity, size, genus, species, variety, and condition (6&B or container) of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 American Standard for Nursery Stock. Also show greenspace percentage. Greenspace percentage includes all plant areas interior to the property lines. No incuded in greenspace percentage are areas of gravel or stone mulch. The percentage shall be calculated as follows: 100% - impervious surface percentage = greenspace percentage. Greenspace shall be planted with trees, shrubs, groundcover or gross, consistent with good

1.04 Quality Assurance: Source quality control:

A certificate of nursery inspection from each state Department of Agriculture from which plants originate and/or a dated, current year Indiana Department of Natural Resources nursery dealer certificate must be available upon request. The nursery must verify whether or not they are under an invasive pest quarantine or other limiting factor from the DNR or the USDA. All plant material shipped from nursery vendors subject to quarantines must be accompanied by a Certificate of Compliance. To determine if vendors are subject to quarantines, call the DNR Supervisor of Plant Regulatory Services.

The Greenspace Administrator may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Greenspace Administrator retains the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.05 Delivery, Storage, And Handling:

Hawest, deliver, store, and handle sod according to the requirements of the American Sod Producers Association's (ASPA) "specifications for turfgrass sod materials and transplanting/installing." Trees And Shrubs:

Trees Ann Sinusa.
Do not prune before delivery. Protect bark, branches, and root systems from sun-scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy valural shape. Provide protective covering during delivery. Do not drop trees and

Handle Balled And Burlapped And Container Stock By The Root Ball. Deliver trees, shrubs, groundcovers, and plants after preparations for planting have been completed and install immediately. If planting is delayed more than 6 hours after delivery, set planting materials in shade, protect from weather and mechanical damag and keep roots moist. Set balled stock on ground and cover ball with soil, peat moss, saydust, or other acceptable material.

1.06 Project Conditions:

Determine location of above grade and underground utilities and perform work in a manner which will avoid damage. Call Indiana Underground at 1-800-382-5544. per Indiana State Law is-69-1991, it is against the law to excavate without notifying the underground location service two working days before commencing work.

When conditions detrimental to plant growth are encountered, such as rubble fill,

adverse drainage conditions, or obstructions, notify greenspace administrator before 1.07 Coordination And Scheduling: Planting Time: Proceed with and complete landscape work as rapidly as portions of site become

available, working within seasonal limitations for each kind of landscape work required. Plant or install materials only when ground and backfill is not frozen.

Plant trees and shrubs after final grades are established. Part 2 - Products

2.01 Plants

Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug during the most recent favorable harvest season). 1. All plant names and descriptions shall be as defined in <u>Hortus Third.</u>

All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock.

Unless specifically noted, all plants shall be of specimen quality, heavy, symmetrical, and superior 2.07 Mulches. in form, compactness and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that d prevent vigorous growth. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged

or crooked leader, bark abrasions, sun-scald, disfiguring knots, insect damage, or cuts of limbs over 1 in. (20 mm) in diameter that are not completely closed will be rejected. Plants Shall Conform To The Measurements Specified, Except That Plants Larger Than Those Specified May Be Used If Approved By The Greenspace Administrator. If Larger Plants Are Approved, The Root Ball Shall Be Increased In Proportion To The Size Of The Plant. Coliper measurements shall be taken on the trunk 6 in. (150 mm) above the natural ground line for trees up to and including 4 in. (100 mm) in caliper, and 12 in.

300 mm) above the natural ground line for trees over 4 in. (100 mm) in caliper. Height and spread dimensions specified refer to the main body of the plant and not neight and spread amensions specimed refer to the main out or the praint and not from branch tip to branch tip. If a range of sizes is given, no plant shall be less than the minimum size specified. Plants that meet measurements but do not possess a standard elationship between height and spread, according to the <u>American Standard for Nursery</u>

D. Substitutions of plant materials will not be permitted unless authorized in writing by the Greenspace Administrator. If proof is submitted in writing that a plant specified is not obtainable, nsideration will be given to the nearest available size or similar variety. The contractor shall ensure that all plant materials shown on the drawings are included in his

Balled and burlapped (B&B) plant materials shall be properly sug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, degradable burlap and secured with nails and heavy, nonsynthetic, degradable twine. The root flare shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be acceptable, except with special written approval before planting. The plant was planted too deep if you see the root flare deeper inside

he ball with most of the roots near the bottom of the ball. If the uppermost roots are more than 4 inches below the top of the soil ball, the plant will be rejected. Plants must have a bolanced root system that is well distributed and not one-sided, circling or girdling. Buds on plants (if visible) should be full, moist, and green inside when split apart.

Trees must have a defined central leader with a minimum of eight branches radiating to all sides of the tree. The tree is acceptable if it can be pruned to a center leader. Plants grown in containers shall be of appropriate size for the container as specified in

the most recent Edition of the <u>American Standard for Nursery Stock</u> and be free of circling roots on the exterior and interior of the root ball. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium. The root flare shall be apparent at surface of container grown stock. Mechanized Tree Spade Requirements: Trees may be moved and planted with an approved mechanical tree spade. The tree spade

recommendation for the tree spade being used, whichever is smaller. Label all trees and shrubs of each variety, size and caliper with a securely attached, waterproof

2.02 Shade And Flowering Trees: A. Shade trees: single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, conforming to ANSI Z60.1 for type of trees required.

 Provide balled and burlapped trees.
 Container-grown deciduous flowering trees will be acceptable in lieu of balled and burlapped deciduous trees subject to meeting ANSI Z60.1 limitations for container stock. A. Form and size: deciduous shrubs with not less than the minimum number of canes required by

and measured according to ANSI Z60.1 for type, shape, and height of shrub. B. Provide balled and burlapped deciduous shrubs.
1. Container-grown deciduous shrubs will be acceptable in lieu of balled and burlapped deciduous shrubs subject to meeting ANSI Z60.1 limitations for container stock. 2.04 Groundcovers And Herbaceous Plants

A. Provide groundcovers and herbaceous plants established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

2.05 Grass Materials:

Certified turfgrass sod complying with ASPA Specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses.
Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.

Seed mixture "R" as described in Section 621.06 of the 1999 INDOT Standard Specifications Mulch Method A Or B as described in Section 621.05 of 1999 INDOT

2.06 Fill Material:

A. Satisfactory fill materials: ASTMD 2487 Soil Classification Groups GW, GP, GM, SW, SP And SM; free of Rock or gravel larger than 2 inches (50 mm)in any dimension, debris, water, frozen materials, vegetation and other deleterious matter. Topsoil:
Provide topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil,

clay, limps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inch in any direction, and other extraneous or toxic matter harmful to plant growth. Topsoil shall contain a minimum two percent (2%) organic matter. The use of on-site native topsoil is encouraged, provided it weets the standard and can be modified to meet the requirements set out or specified for growing medium. Amended subsoil may be considered for use, provided that; additional organic matter is available, the soil structure is acceptable, and a soil test performed on the amended product prior to placement indicates the soil meets standard growing

A. Mulch shall be organic mulch, free from deleterious materials and suitable as a top dressing of A. General: trees and shrubs, consisting of shredded hardwood bark. 2.08 Stakes And Guys:

A Unright and any stakes: rough-sown sound new hardwood redwood or pressure-preservativetreated softwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches (50 by 50 mm) B. Site grading: slope grades to prevent pending. Finish subgrades to required elevations within 1/2" by length indicated, pointed at one end. Wide webbing strap: polypropylene, woven, reinforced straps, 3/4" wide, 900 lb. breaking strength. 3.09 Final Grading And Placement Of Topsoil:

Part 3 - Execution 3.01 Preservation

A. Protect existing trees that are to be saved by erecting construction fence around these trees before any site work begins. Place fencing at least at the dripline of the tree. The fenced area is to be kept clear of building materials, waste and excess soil. No digging, trenching, compaction or other soil disturbance is allowed in the fenced area.

3.02 Groundcover And Perennial Plant Bed Preparation: A. Till soil in beds to a minimum depth of 8 inches (200 mm).

3.03 Excavation For Trees And Shrubs:

Pits and trenches: excavate with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil in battom of excavation. For tree pit or parking lot island backfill, remove all compacted sail and aggregate base (or other materials or construction debris detrimental to optimal plant growth). Replace with topsoil as defined in these Specifications to a depth of 3".

Balled and burlapped trees and shrubs: excavate approximately 2 times as wide as ball diameter and equal to ball depth. Container-grown shrubs: excavate to container width and depth. B. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or

Obstructions: notify Greenspace Administrator if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations. Hardpan Layer: Drill 6 inch (150 mm) diameter holes into free-draining strata or to a depth of 10 feet (3 m), whichever is fess, and backfilf with free-draining material.

Notify greenspace administrator if subsoil conditions evidence unexpected water seepage or or greenspace dammistrator in substitution in tree or shrub pils.

Greenspace Administrator has the option to require the installation of 8" drainage pils at the bottom of the ball excavation to facilitate drainage. Use an 8" auger to dig 36" deep pit. Fill pit with washed drainage fill.
Remove and dispose of rock material and obstructions encountered.

3.04 Planting Trees And Shrubs: shall move trees limited to the maximum size for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size A. Set balled and burlapped stock plumb and in center of pit or trench with top of ball raised

above adjacent finish grades as indicated.

1. Place stock on layer of compacted planting soil. Remove burlap from tops of balls and partially from sides, but do not remove from under balls. Remove the top third of wire baskets. Do not use planting stock if ball is cracked or broken before or during planting operation. Remove all twine, rope and

wire from the trunk and rootball. Fach tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flore is not visible shall be rejected. Do not cover the top of the root ball with soit. In cases where the root flare is not visible, consult with Greenspace Administrator rrior to planting. The Greenspace Administrator may request contractor to shave the soil from top of root ball below root llare. The Greenspace Administrator may reject the tree pending the condition of root ball and tree. Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and

tamping final layer of backfill. Set container-grown stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades as indicated.

Carefully remove containers so as not to damage root balls.

Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill. Do not cover top of root ball with backfill.

3.05 Tree And Shrub Guy Staking:

Upright staking and tying: Stake trees of less than 2 inch (50 mm) caliper only as required to prevent wind tip-out. Use a minimum of 2 stakes of length required to penetrate at least 18 inches (450 mm) below bottom of back filled excavation and to extend at least 73 inches (1800 mm) above grade. Set vertical stakes and space to avoid penetrating balls or root masses. Support trees with 2 strips of web straps at tree trunk. Guvina And Stakina:

Guy and stake trees exceeding 14 feet (4.2 m) and more than 3 inch (75 mm) caliper only to prevent tipping unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches (760 mm) long, driven to grade. Attach flags to each guy wire, 30 inches (760 mm) above finish grade. 3.06 Planting Groundcover And Herbaceous Plant Material:

Space groundcover and plants as indicated.

Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets. Do not cover plant crowns with soil. Water thoroughly after planting.

A Preparation: remove vegetation, topsoil, debris, wet and unsatisfactory soil materials.

obstructions, and deleterious materials from ground surface prior to placing fills.

When subgrade or existing ground surface to receive fill has a density less than that required for fill, break up ground surface to depth required, pulverize, moisture-condition or aerate soil and recompact to required density Place backfill and fill materials evenly on all sides of structures to required elevations. Place backfill and fill uniformly along the full length of each structure.

Uniformly grade areas to a smooth surface, free from irregular surface changes. Comply cith compact requirements and grade to cross sections, lines, and elevations indicated. Provide a smooth transition between existing adjacent grades and new grades.
 Cut out soft spots, fill few spots, and trim high spots to conform to required surface tolerances.

A. Loosen subgrade and lawn area to a minimum depth of 4 inches. Remove stones measuring over 1-1.2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly ofter preparation.

areas which will be planted promptly after preparation. Spread topsoil to minimum depth lequired to meet lines, grades, and elevations shown, after light rolling and natural settlement. Minimum depth of topsoil shall be 4 inches unless otherwise indicated. In tree and shrub planting areas there shall be 18"-24" topsoil. In islands, depth of topsoil shall be 36". Around the plant, at least in an area equal to the plants' mature canopy size. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of topsoil.

3.10 Reconditioning Lawn And Seeding Of Berms: A. Recondition existing lawn areas or other Contractor's work damaged by operations, including storage

of materials or equipment and movement of vehicles.

Remove sod and vegetation from damaged lawn areas; do not bury into soil. Remove topsoil containing foreign materials resulting from Contractor's operations, including oil drippings, fuel spills, stone, gravel, and other construction materials, and replace with new topsoil. Where substantial lawn remains, mow, dethatch, care aerate, and rake. Remove weeds before seeding, where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides

Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of it off the Owner's property. Till stripped, bare, and compacted areas thoroughly to a depth of 6 inches (150 mm). Apply initial fertilizers and mix thoroughly into top 4 inches (1000 mm) of soil. Fertilizer shall provide 1 lb. per 1,000 sq. ft. of actual nitrogen, 4 percent (4%) phospharous, and 2 percent (2%) potassium by weight. Provide new planting soil as required to fill low spots and meet new finish grades.

Apply sod, or seed and mulch as stated in section 621.05 and 621.06 of the 1999 INDOT

H. Water newly planted areas and keep moist until new grass is established. 3.11 Mulching:

A. Mulch backfilled surfaces of pits, trenches, planted areas, and other areas indicated with a 3" (75 mm) ick layer of organic mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems. 3.12 Cleanup

A. During landscaping, keep pavements clean, sidewalks and public right of way clear and work area in 3.13 Disposal Of Surplus And Waste Materials:

Disposal: remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash and debris, and legally dispose of it off the Owner's property.

Part 4- Warranty And Maintenance

Remove and replace dead planting materials immediately unless required to plant in the succeeding planting season. Replace planting materials that are more than 25 percent (25%) dead or in an unhealthy condition at end of warranty period.

4.02 Tree And Shrub Maintenance Property owners have the following responsibilities for shrubs or trees planted in or near the

No property owner shall permit limbs or branches obstructing movement or vision of vehicles or pedestrions along streets, alleys or sidewalks in the city. Except for work necessitated by storms or other emergencies, a permit shall be obtained before any person may remove or cut any trees upon the public parkway within the city. A permit shall be issued or denied without charge by the

Greenspace Administrator within eight days of the application.

Should the condition of any plant material not be reversible, the owner shall replace the tree or plant materials with acceptable trees (from the accepted shade tree list) or plants as applicable, or equivalent trees as specified by the Greenspace Administrator. Off-street parking areas require a screening area between the Right-of-Way and the parking area planted with shrubs. The shrubs shall be allowed to grow so that they form a continuous tight screen at mature growth at 30-46" in height. Within the twenty-five foot vision triangle at

entrances to and exits from parking lots, vision shall be clear between two and one-half feet and eight feet in height.

For this purpose, the screen height may be reduced to between 18-30". Any trees required by the landscape plan shall be maintained in good condition so as to present a healthy, neat and orderly appearance, maintaining the tree's natural shape and crown-excessive

pruning or topping are not acceptable or approved practices. Tree topping shall be unlawful as a normal practice by a person, firm or city Department to any street tree, park tree, other tree on public property or trees required by the landscape plan. All plant materials shall be kept free from refuse and debris.





Specifications, verifying all existing conditions p proceeding with Construction, complying with all oplicable building codes, and notifying Architect nmediately of any discrepancies or conflicts. ntractor shall construct the work in conformance h all applicable building codes. ntractor is responsible for design and installation roperly sized and loaded systems, submit shop awings to architect for approval on conformity to

nitectural design intent. A written Architectural Specification was issued for nis project and alona with these printed docume onstitute the Contract Documents for this project ork scope pertinent to all disciplines occurs roughout the Contract Documents. By submitting id for this work the Contractor and all bcontractors attest that they have reviewed the tire contract document set and site conditions nd have included all applicable work. Additional rchitectural Specification copies are available ytime upon request

artshorne Plunkard, LTD. shall retain all copyrights, atutory and common law right with regard to thes lans and building design.

The Landmark

Student Housing

CBW to PDMX

720 Northwestern Ave

West Lafayette, IN

ISSUED FOR DATE



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P 312 226 4488

F 312 226 4499

Hartshorne Plunkard Architecture

232 North Carpenter, Chicago IL 6060

LANDSCAPING **DETAILS AND SPECIFICATIONS**

